



*A Publication of the Woodbourne Homeowners Assoc. ❖ Woodbourne is a Covenant Protected Community*

July 2024

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## Clubhouse Photography Contest!

The renovation subcommittee would like to formally welcome all residents to participate in our very first Board-sponsored photography contest.

**What is it?** As we finalize phase 1 of renovations, we would like to fill our Clubhouse walls with Woodbourne-specific photography – images that capture the essence of our great community.

**When is the contest taking place?**  
July 1st – Sept 2nd (Labor Day)

**Who can participate?** Everyone, of all ages. Please encourage your kids to put their electronic devices to good use and capture some cool images for us!

**How many photos are being selected?** We will be reviewing and selecting our top 5 photos for now, with potential of choosing more over time (or possibly holding another contest this winter).

**Is there a prize?** You bet! Our top 5 winners will each receive a \$25 gift card.

**Who do we submit photos to?** info@woodbournehoa.com. General questions should also be directed here.

**How many photos can I submit?** As many as you'd like. The more, the merrier.

**Do I need to edit them?** Encouraged, but not required.

Thanks for your participation and we look forward to seeing our talented community members in action!

– Your HOA Board

## Next Board Meeting

Wednesday, July 10th, 2024, 7:00 p.m.  
at the Clubhouse

## Notes From The June Board Meeting

It's officially Summer! As we write this note, the temperatures of late June are sweltering and find us very appreciative of our Woodbourne founders for pushing the builder, over 30 years ago, to include a large and inviting pool to cool off and spend time sitting around with friends and family.

As a reminder – pool hours until are 10 a.m. – 9 p.m. unless adverse weather forces the lifeguards to close the pool deck early for safety reasons.

As we continue to furnish and decorate the clubhouse, we may be keeping the double doors closed for some days, as we won't want wet suits on the new furniture and upholstery. We do ask, as we do every year, that children under ten 10 years old be escorted to restrooms and that walking is the only way to enter the clubhouse doors. While we do have non-slip luxury vinyl flooring installed now – water is always a nuisance.

The clubhouse committee should be commended for its hard work and attention to detail. The parts of the project

that are completed are very well done and the colors go together perfectly. The large flat screen tv (now with Disney +) and other furnishings, have gone a long way to fulfill the goal of the updated theme. Please look for laminated instruction sheets, should you need or use the clubhouse for any events. We have tried to keep the added elements to a minimum, and complexity to none. The committee is also looking to add other forms of entertainment that can be utilized during rain delays, rental parties or events.

Unfortunately, pool furniture is very, very expensive. We believe we have found a local contact to provide us with better pricing and are working to make that contact and establish what that vendor has to offer. We are still looking to replace 1/3 of the chairs/chaises this season. Then depending upon budget and other expenditures, we will attempt to get all the furniture replaced in the next two (2) seasons. And speaking about replacements – the board is still contemplating and obtaining recommendations as to if and what we should plant in the spot where we lost our Spruce next to the pool. Unfortunately, it took decades for the tree to get to that maturity and so anything that is put in its place will be aesthetic for many years, before it can provide any useful shade.

*continued on page 3*

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**WOODBOURNE WEB SITE:** www.portal.accuinc.com  
 Sign in and you will be directed to Woodbourne's community page.  
 Melissa Stern, Community Manager  
 303-733-1121 and support@accuinc.com.  
 Home Owner Education: [www.altitude.law](http://www.altitude.law)

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**News Articles**

The deadline for news articles is the 15th of the month before the next month's issue. Please email news articles to the editor at [info@woodbournehoa.com](mailto:info@woodbournehoa.com). No endorsement of any product or service is implied or stated by its inclusion in the newsletter. **All articles must be approved by the editor for publication, or as space permits.**

**Clubhouse Reservations**

The Woodbourne clubhouse is available until 10:00 p.m. on Sundays through Thursdays, and until midnight on Fridays and Saturdays. Reservations can be made through the community homeowner portal. First, navigate to [portal.accuinc.com](http://portal.accuinc.com) and login in with your email address and password. Next, click on the "Calendar & Events" tab located on the left hand side. Then click on the "Amenity Calendars" link under the "Calendars & Events" header. Click on the "New Reservation Request" tab and click on the "Timeline" tab at the top of the calendar. This will take you to the page where you will enter all of the information that is required to make a reservation. If you also want to reserve the pool, please contact the pool management company as well.

**Advertise in this Newsletter!**

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

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## Board Meeting, *continued from front page*

The Woodbourne Wave has had a very successful June and looks to wrap up the season with an invite and state meets in mid-July. With a hard registration count of 96 swimmers this summer, the Wave has enjoyed a marked improvement from previous seasons. We wish them fun and success during the remaining practices and meets!

We are working to replace the sprinkler controller at the N/S Fremont entrance monuments. They are well past their expected lifespan, but to properly replace and combine all the zones the two controllers manage, the devices and labor are costly. This \$7-10,000 replacement will be required so we can ensure reliable automated watering schedules, along S Simms St and the Fremont entrance monuments, for the remainder of the watering season.

Please keep an eye on your email – we are discussing how Woodbourne can adapt to the 21st Century and deliver our newsletter digitally and save on consumables, gas and time in the distribution and delivery of the newsletter. We are working on two options: either just the digital delivery of the version of the current layout, or a new template, that removes the advertising and some other non-Woodbourne specific content. We are working with the current newsletter printing company and our web designer for options and flexibility. We will also research how to provide for those residents that require a physical copy or access to one, so that those resident’s needs are addressed as well.

## Clubhouse Renovation Updates

Another month has passed by and hopefully you’ve seen (and are excited about) the progress that’s been made in the Clubhouse as we near the end of Phase 1. Renovations should be 100% complete by the time you read this article.

We finalized the replacement of our ceiling track lights to better match the room’s updated style, and also added two ceiling fans to help with airflow (much needed!). Our handyman also finalized some remaining electrical work, door trim and floor pieces.

The renovation subcommittee has also been working hard to fill the space with new furniture that we felt covered the varying needs of the Clubhouse: a sitting area by the TV for lounging and socializing, a mini workstation behind the couch, and new bar height tables for parties, swim meets and HOA meetings.

Thank you to those who made game donations, which are now housed in the TV wall cabinet. We’ve already seen them be put to good use, but we kindly request that games be put away when done and not left out or sitting on the floor. We’re finding individual game pieces all over the Clubhouse, and full games still sitting out, so please make sure you are helping your kiddos with cleanup. Again – please help us maintain the updated space by picking up after yourself/your kids, and cleaning up games/snacks/crumbs, etc. Let’s all do our part together!

Another exciting addition is our annual Disney+ membership! Go ahead and treat yourself to some quality TV whenever you’d like, and you are also welcome to download another streaming app and login with your own credentials during parties and events if you so choose.

We also purchased a 9’ shuffleboard and full-size foosball table for the foyer room, which will arrive in early July. That space has been very underutilized in years past (other than to collect junk), so we decided a game room would really help bring some much-needed activity to the space. The Board is looking into creating some ground rules for the larger games and will communicate those out later.





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## Violation Report

All reported violations through mid-June are categorized below. This includes everything from an initial warning letter to fine imposition:

- Parking – 1*
- Landscaping – 1*
- Lot Maintenance – 1*

If you would like to report a violation, please contact Melissa Stern at ACCU.



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**Saturdays**  
**LAKWOOD**  
JUN 15 - SEP 28

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**Sundays**  
**HIGHLANDS RANCH**  
MAY 5 - OCT 27

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**Wednesdays**  
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## Special Events

Special events are a vital part of bringing the Woodbourne community together. The Board is releasing this list of events for 2024 with the qualification that any listed event may be cancelled, rescheduled or postponed. The list here includes the current dates for these events. More information will be provided as it is made known.

**July 4** – Bike parade and pool celebration

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## Concerts in Clement Park

Foothills Park & Recreation District is proud to offer Concerts in Clement Park free to the public and put on for the benefit of District residents and South Jefferson County residents. This outdoor series of concerts incorporates community collaborations and grant funded performances which are free, open to the public and family friendly. Performances are held at the Grant Family Amphitheater in Clement Park. All concerts start at 7 p.m. and are held on select Thursdays.

- July 11: The Grass Project – bluegrass, progressive instrumental
- July 18: Roka Hueka – Latin ska, rock, cumbia, reggae
- July 25: Groove 'N Motion – variety band, R&B, funk
- August 1: SoundTrack Chamber Orchestra – orchestral movie soundtrack
- August 8: Julia Kirkwood – alternative pop, rock

## Summer Concert Series

The Littleton Museum and the Friends of the Library and Museum are delighted to be able to welcome you and your families back to the museum front lawn for the 2024 Summer Concert Series. The concert series is free, with open lawn seating on a first come, first serve basis. Concerts take place on Wednesdays from 6:30 p.m. - 8 p.m.

- The ThreadBarons, Wednesday, July 10, 2024
- Chris Thompson & Friends, Wednesday, July 17, 2024
- Delta Sonics Wednesday, July 24, 2024
- Dakota Blonde, Wednesday, July 31, 2024

Food Truck: Mike's Cones: Food truck serving Michigan-style coneys dogs.

Guests are welcome to bring their own food as well.

Shade: Please don't bring large pop-up tents. If you bring an umbrella for shade, please sit toward the back so you don't block the view of others.

Pets: Well-controlled pets on short leashes are welcome.

Kids' Dance Zone: The Kids' Dance Zone is to the left of the stage (as you face the stage). It's a great spot to get those wiggles out and for kids to dance with their tall grown-ups without blocking views of the stage.

Bad Weather: The show goes on in the rain. In the event of extreme temperatures, strong wind, downpours, severe weather warnings, and/or close lightning the Museum may cancel or delay a show for a short time. If a show is canceled, the Museum will post an announcement on the Museum's Facebook page immediately. If there's no post on Facebook, the show is still on!

–<https://www.museum.littletonco.gov/Events-Programs>

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